

**From the Office of Archaeology & Historic Preservation, Colorado Historical Society:**

Over the next 25 years, Coloradoans will increasingly appreciate, respect, and protect their heritage and will embrace their role as its stewards.

**Challenges Confronting Historic Preservation Efforts:**

- Rapid growth threatens the eradication of historic places as a result of development and sprawl;
- Rapid change in the economy, technology, and government missions may inadvertently threaten historic places;
- Altering landscapes lessens our ability to recognize and protect cultural landscapes reflecting Colorado's diverse heritage;
- Ignoring diversity limits our awareness and understanding of places that are important to the many cultures and peoples of Colorado; and,
- Ignoring responsibilities while emphasizing rights may obscure our obligations to preserve and protect important places in Colorado.

**Glenwood Springs  
Historic Preservation  
Commission**



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***GLENWOOD SPRINGS***  
**Historic Preservation  
Commission  
Local Landmark  
Program**



Photo Downtown Glenwood Springs looking south from Grand Avenue Bridge circa 1940. Courtesy Denver Public Library, Western History Collection

***Protecting the Past:  
Building the Future***

**History**

Situated at the base of the Roaring Fork Valley, Glenwood Springs is known nationwide for its rich cultural, natural and architectural history.

Once the home of Ute Indians, the city was first occupied by white settlers beginning in the 1870s and officially incorporated in 1885.

The area has been drawing visitors for hundreds of years, at first by bands of the Ute Indians, who came into the valley to hunt and partake in the medicinal hot sulfur springs, then by white settlers who valued the area for its rich mineral deposits, healing properties of the springs, and investment potential.

Glenwood Springs retains much of its original western frontier character as evidenced by its rich collection of downtown commercial buildings, and architecturally diverse residential districts where frontier log cabins rest comfortably next to more elaborate Queen Anne, Colonial Revival and Craftsman styled homes.

In 1997, recognizing the importance and fragile nature of Glenwood Springs' past, City Council created a seven member Historic Preservation Commission to protect and preserve the City's cultural, architectural and historical heritage.

The Historic Preservation Commission prepared this brochure to help you determine if you have an important historic property and provide brief instruction into the landmarking process thereby working with you to preserve Glenwood Springs' past for the enjoyment of future generations.

**Protect Our History**

The information contained in this brochure will help you determine if you have an important historic property and how to have it officially recognized through the City's Local Landmark Program.

**Why Preserve?**

Our past determines our present and enriches our future. We preserve to:

- Attract tourism.
- Receive tax incentives.
- Apply for grants for rehabilitation & restoration.
- Honor our history.
- Enjoy prestige.

**What Is a Landmark?**

Administered by the City's Historic Preservation Commission, the Local Landmark Program officially recognizes buildings and places that are significant to the city's historical, architectural and cultural character.

A local landmark is a building or object that is recognized as being architecturally, historically or culturally significant to the community. A landmark must be at least 50 years old and then meet certain qualifying criteria.

Landmark districts are a collection of buildings, or archaeological or cultural sites that are unified by past events, physical development, design or setting.

## Local Landmark Program: Buildings, Objects & Districts

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### What Is the Benefit for My Property?

Landmark listing provides the following benefits:

- Official recognition that a property is significant to the history of the community.
- Eligibility for local property tax rebate for residentially used property.
- Affiliations with the other national, state and locally landmarked properties in protecting Glenwood Springs' heritage.
- Eligibility for certain State grants.
- Encouraging heritage tourism.

### How Do I Apply for Landmark Status?

Begin by completing a short landmark application. You will need to provide a brief history of your property and why you feel it is significant to the history of Glenwood Springs.

The application form and instructions are available on the City of Glenwood Springs' web site or by contacting the Community Development Department at 970-384-6428.

### Consideration for Designation

All properties must be at least 50 years old and meet one of the following criteria.

#### Architectural:

- Exemplify and retain characteristics of a type, period or method of construction.
- Represent the work of a master.
- Possess high artistic value.
- Represent a significant historic remodel.
- Depict an historically accurate reconstruction, if applicable.

#### Social:

- Associated with historic events.
- Exemplify cultural, political, economic or social heritage of the community.
- Affiliated with a person notable in Glenwood Springs' past.

#### Geographical or Environmental:

- Enhance the community's sense of identity.
- Situated in its original location, in an established and familiar natural setting or prominent visual feature.

#### Archaeological Sites

- Interpret the area's history or prehistory.
- Represent a significant past event, cultural group or notable person.
- Possess distinctive characteristics of type, period or method of construction.

#### Landmark Districts

- Possess clear boundaries.
- Ensure majority of the properties contribute to the overall significance of the district.

## Making Alterations to Landmark Properties

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### Must I Restore My Property?

No. If your property is designated a Local Landmark you will not be required to make changes to your property.

### Can I Change My Property?

Yes. The Local Landmark Program is designed to help you make changes to your property. The GSHPC offers assistance to ensure that owners of landmarked properties make exterior changes that do not detrimentally alter, destroy or adversely affect the property's distinctive, historic, character-defining features.

When owners of landmarked properties plan exterior alterations, the City's Municipal Code provides for a special, ten-day review process by which the GSHPC examines planned changes before the work has begun. Exterior alterations include rehabilitation, new construction, demolition, and moving buildings from the site.

If the GSHPC finds that the changes pose no significant impact to the landmarked property, it will issue a Landmark Alteration Certificate.

The GSHPC makes their determination based on the following criteria:

- The effect upon the general historical and architectural character of the structure and/or historic district.
- The architectural style and material used for the proposed alteration and compatibility with the landmark property.
- The impact proposed changes will have on the landmark property.
- The condition of the landmarked property.

### Does Exterior Painting Need a Landmark Alteration Certificate?

No. Exterior painting is considered to be routine maintenance. However, the GSHPC is available if you would like assistance in determining the appropriate colors for your historic property.

### When Do I Apply for an Alteration Certificate?

Begin by requesting a pre-application conference with the Community Development Department. At that time City staff will discuss and review your proposed project and provide you with procedural information.

### How Are Differences Resolved?

If you are denied a Landmark Alteration Certificate, meaning that the GSHPC feels your proposed exterior changes would detrimentally alter or destroy certain character defining features of your landmark property, the GSHPC will provide suggestions as to how your proposed changes could better comply with the landmark alteration criteria. At that time you may resubmit an amended application or appeal their denial to City Council.